

**Data Center Ordinance Advisory Group**  
**Cedar Run/ Teams**  
**Wednesday, July 9<sup>th</sup>, 2025**

**Team Check-in**

- ❑ Wade introduced Khattab Shammout, Director of Public Works. His agency will be enforcing the noise Ordinance.
  - Lieutenant Day is joining DCOAG today, Cap. Castilla is at training.
  - Kathy- The Town of Warrenton recently removed Data Centers for permissible use, voted 6-0.
  - Change will not impact the special use permit process; this would make it more difficult to build. The information is from the Fauquier Times.
- ❑ Kathy had a question about the reorganization in the Office of Planning,
  - Wade confirmed there wasn't a reorganization. The Planning Office is just renaming their three divisions as follows: Current planning is now Land Use review and Long Range, it is now County Wide, Community Planning is not Community
- ❑ Kathy gave a brief Summary from the VAZO 5 meeting she attended.
  - There was a Senior Planner with Loudoun County, Virginia, who shared information about the Rail policy he worked to develop when he worked in the City of Calgary.
  - City of Calgary's Noise migration levels indicated that the noise should not exceed 35 dB inside the bedroom and 40 dB inside the home.
  - Kathy was a presenter at the meeting.
  - Kathy K. will share information with DCOAG.
- ❑ Donna G: Mentioned that the Mango Data Center property had construction noises at 11:30 PM last Friday. This Data Center is close to her residential community, Amberleigh Station. She will be calling the Police non-emergency if this continues in the future.
- ❑ Wade- Updated DCOAG with some changes that will be made within the upcoming weeks.
  - Erick Zwerling will be doing revisions to the current Noise Ordinance, and DCOAG will have the opportunity to review the version written by JMT and the version from Eric Zwerling.
  - Wade discussed County Staff will need to get trained to use the noise meters and conduct noise enforcement testing. There may be a possibility that Eric Zwerling will be able to train staff here in Prince William.
  - The need for an Acoustic Expert will need to be added to the budget as support for potential court cases.
- ❑ Donna suggested the County hire at least 2 Acoustic Specialist FTE instead of hiring Acoustic Consultants and asked if the county can do a cost impact study that will show how much it would cost to have a consultant vs an FTE in the county.

- ❑ Wade discussed the recommendations from Eric Zwerling and David Nelson to keep the noise standards as presented on March 18, 2025.
- ❑ Dale disagrees with the noise scale levels and emphasized that the Great Oak Community is still suffering and feels the noise levels need to be reduced across the board.
  - Members of DCOAG agree with Dale.
- ❑ Wade- Lowering the levels to the noise scale will come with challenges in providing evidence during court proceedings. The ambient noise in many areas is already at or near the noise levels being set.
- ❑ The example used was with the Great Oak Community; the noise levels during the recent test showed the data center was in violation; however, it took a year of testing to finally capture a clear reading of the Amazon data center noise.
- ❑ Discussed the importance of Legislative changes- Changing the criminal component to civil
  - Discussed the ability for data centers to be treated separately in the noise ordinance, since the low-frequency 24/7 noise being produced is so unique.
- ❑ Currently, PWC is not able to use cumulative noise to reject approval for a development project.
- ❑ A list of recommended legislative items will be presented to the board in October.
- ❑ Kathy K- What sets this noise (data center) apart from others? There should be other efforts that will provide relief.
- ❑ Bill- Understands that Great Oak has been suffering. Suggested the team go forward with the consultant's recommendation regarding the noise levels; however, continue to assist the Great Oak Community for relief. The priority here is to have a data center built with quiet facilities.
- ❑ Kevin discussed the challenges faced by the Great Oak community with respect to the ancillary noise around the community (i.e. VRE trains, highway traffic, airport traffic, data center projects, etc.). He suggested that the county conduct noise testing in his community, Heritage Hunt. This will provide information on what is defensible in the courts with a supported standard. Differential noise between the great oak community vs a location that is not impacted by ambient noise. Kevin stated he is currently getting noise readings in the daytime at 38dB – 40dB and 32dB – 35dB at nighttime.
- ❑ Agrees that increasing the octave band levels will create an impact on residents who are currently living with a lower dBA.
- ❑ Data Centers should be able to build quiet facilities.
- ❑ Challenges with the court will be on items that are not enforceable.
- ❑ Ray- Missing the element of vibration, which is measured in Hertz, not decibels. Expresses the concern that this requires state changes, not localities. Understands that this will be a longer process for legislative changes.
- ❑ Kathy K- Why is it so hard for this industry to build a quiet facility? Does this also require the use of water? This raises the question of how many facilities will be supported in PWC.
- ❑ Wade- Reviewed the proposed legislative items that will be forwarded as a County staff recommendation.

- ❑ Donna G- Suggested an operational schedule for the active data centers. Current noise levels are 35-42 decibels.
  - Gave the example from Devlin Technologies- presented to the board that Noise will not be heard past their property line. This is impossible. We should have required data centers to have noise perimeter monitoring.
- ❑ Discussion about setting up temporary Perimeter monitoring sites throughout the County to capture ambient noise readings all around the County. There are multiple ways to make sure the noise monitors are not tampered with.
- ❑ Suggested a continuous program to monitor the ambient noise levels.
- ❑ Dale inquired about his previous request to get the noise modeling from The Brickyard way. Wade stated the request was made, but he hasn't heard back from them.
  - Dale noted that cell service at Great Oak has become worse, and the prevailing thought is that the drop in coverage is related to the data center blocking the cell signal. How does the County help? Suspects the issue is due to the size of the building.

#### **Team Check out**

- ❑ Wade will discuss with HR/ director of Public Works about an Acoustic FTE
- ❑ Discussed looking for a county-owned property where a noise meter can be placed.
- ❑ Wade will meet with the Police Chief on July 15<sup>th</sup>.
- ❑ The Commonwealth Attorney clarified that Police will not need to be present during noise measurements. Police will be providing the summons.